



TOWN OF ARLINGTON

MASSACHUSETTS 02476

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DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

July 29, 2015

The Town of Arlington recently received a PATH grant from DHCD (Planning Assistance Toward Housing) for up to \$15,000 to assist us in preparing a Housing Production Plan. The Town recently adopted a Master Plan that calls for a new Housing Production Plan, for encouraging growth and development directed in ways that best suit the community's needs. We are looking for consulting services to aid us in preparing a plan.

I am attaching a description of the Town's current housing activities. Arlington has a history of strong support for affordable housing. The Town's last Housing Strategy and Plan was developed in 2004. The Town also recently adopted the Community Preservation Act, and will be making its first grants in 2016. The Town has mapping and GIS capability, and staff will also manage the community outreach process. I expect 1-2 evening meetings per month over a 9 month period. The grant must be spent by June 30, 2016.

We are currently putting together a Housing Plan Advisory Committee, and expect to be ready to go sometime in September. In the meantime I would like to gather proposals in preparation for a fall start. If you are interested, please respond no later than August 28 at 11:00 am. Below is the format for response.

Name of Consultant

Names, titles and roles of all who will work on the Plan

Experience with Housing Production Plans

Other relevant experience and qualifications

Describe how you would approach the plan.

Schedule for completion. Show hours per month for 9 months, and hours per task.

Fee schedule and/or cost proposal

Sample HPP

Three (3) references

Please give me a call if you wish to discuss this further. I will be out of the office between August 10 and 21. During that time you may speak with Carol Kowalski, Director of Planning.

Sincerely,

Laura Wiener

Director of Housing and Assistant Director of Planning

Att: Housing Accomplishments

Arlington's Affordable Housing Accomplishments, 2015

Director of Housing. In 2000, the Town added a new position in the Planning Department, Director of Housing, to increase affordable housing production. This was part of a new and increased commitment to affordable housing. In 2001, Arlington had 892 units on its Subsidized Housing Inventory. Today it has 1,121, an increase of 229 affordable units.

Inclusionary Zoning. In 2001, Town Meeting adopted Inclusionary Zoning, requiring 15% affordable units in projects of 6 or more units. Fifty-three (53) Inclusionary Units have been added to date.

Housing Corporation of Arlington. HCA purchased its first 2 family house with CDBG, HOME and private bank financing to operate as affordable rental housing in 2001. It currently owns 30 affordable rental units in 2 family houses, and 60 affordable rental units in larger structures, for a total of 90 units, all purchased and renovated over 14 years. Three new projects are in planning stages, with a unit count of 3 units, 9 units, and up to 30 units.

Homelessness Prevention Fund was created in 2001 by the Housing Corporation of Arlington, with 100% private donations solicited from Town residents. First year donations came in at \$30,000. Through 2014, donations have totaled \$597,000. The number of households assisted is 472. HCA also administered the Homelessness Prevention and Rapid Rehousing Program, a HUD ARRA program, for Arlington and surrounding towns.

Housing Plan and Strategy created and adopted by Board of Selectmen and approved by the Commonwealth in 2004.

Continuum of Care. Joined with the City of Somerville in 2009 to provide services for homeless and at-risk of homelessness Arlington residents.

Master Plan. Adopted in 2015, recommendations include creating a Housing Production Plan, amending zoning to allow mixed use and increased density in commercial districts, and adjusting parking requirements for residential and mixed use properties. The Town recently received commitment for a DHCD grant to help with a Housing Production Plan.

CDBG Funds. Since making an increased commitment to affordable housing in 2000 the Town has invested \$5.75 million CDBG dollars in affordable housing. That is about 29% of the total CDBG allocation.

HOME Funds. Arlington is part of the North Suburban HOME Consortium. The Consortium has invested \$6.4 million in HOME funds in affordable housing in Arlington since 2001.

Community Preservation Act. The Town adopted the Community Preservation Act in 2014. The first grants will be available in 2016.